

RESIDENTIAL

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

Hudson Heights Report

A monthly analysis of residential sales
in Hudson Heights, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Hudson Heights, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$515K

42% Y-o-Y

NO. OF TRANSACTIONS

26

53% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$689

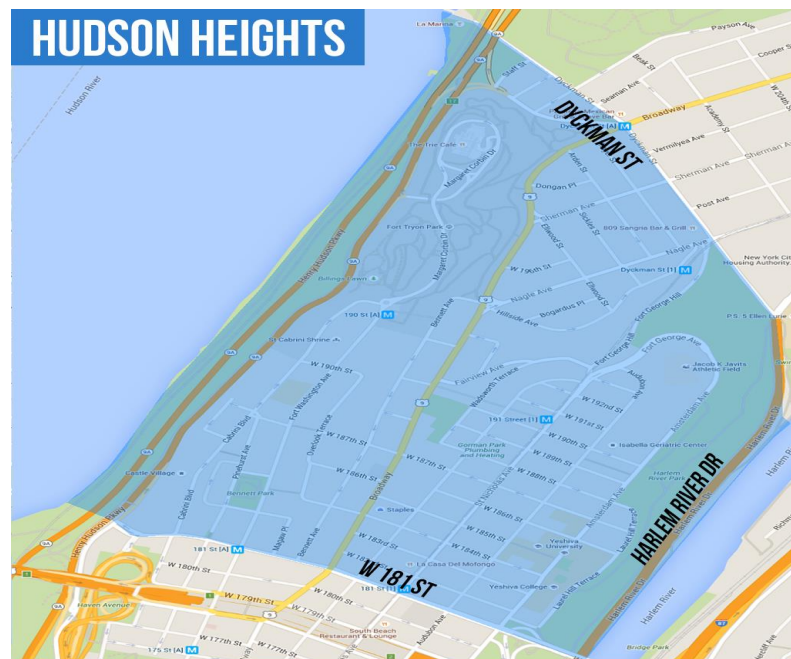
37% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

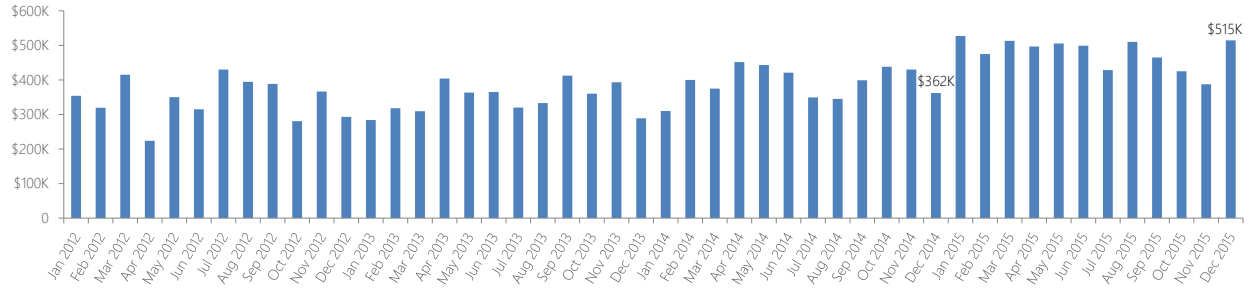
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

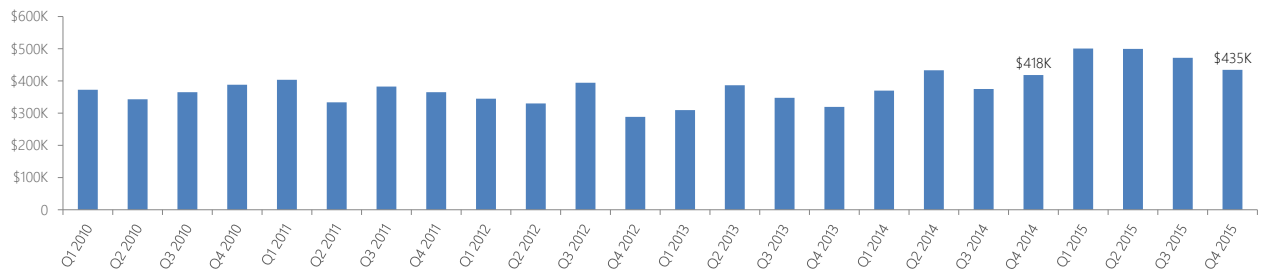


RESIDENTIAL STATS

Median Sale Price by Month

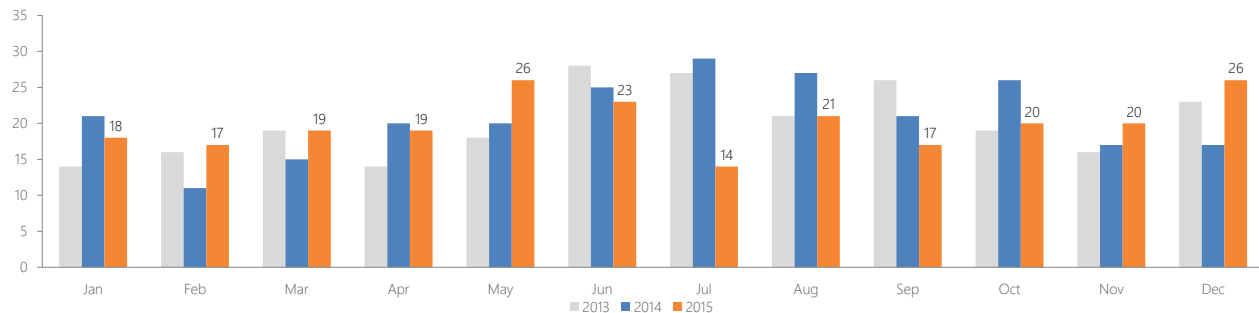


Median Sale Price by Quarter

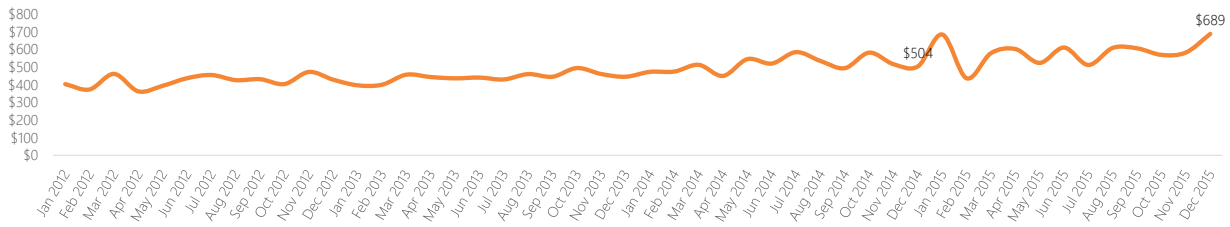


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	9	13	12	14	21	18
Feb	9	5	8	16	11	17
Mar	18	6	7	19	15	19
Apr	12	10	6	14	20	19
May	16	8	15	18	20	26
Jun	25	16	19	28	25	23
Jul	8	18	19	27	29	14
Aug	18	17	16	21	27	21
Sep	13	15	15	26	21	17
Oct	10	9	16	19	26	20
Nov	12	9	10	16	17	20
Dec	11	5	17	23	17	26



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$835,000	131%	\$742	129%	3
Co-ops	\$439,000	24%	\$605	18%	23
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
88.5%



Condos
11.5%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
120 Cabrini Blvd #91	1-02179-0010	14-Dec-15	\$1,290,000	Coop	n/a
736 West 187 Street #PH1	1-02180-1283	14-Dec-15	\$1,150,000	Condo	1,231
120 Cabrini Blvd #19	1-02179-0010	03-Dec-15	\$999,000	Coop	n/a
900 W 190 St #8C	1-02179-0373	07-Dec-15	\$950,000	Coop	n/a
720 Ft Washington Ave #5S	1-02180-0614	10-Dec-15	\$915,000	Coop	n/a
736 West 187 Street #609	1-02180-1282	28-Dec-15	\$835,000	Condo	1,187
120 Cabrini Blvd #112	1-02179-0010	14-Dec-15	\$690,000	Coop	n/a
340 Cabrini Boulevard #102	1-02179-1204	01-Dec-15	\$689,000	Condo	928
730 Ft Washington Ave #2L	1-02180-0628	17-Dec-15	\$652,000	Coop	n/a
350 Cabrini Blvd #3B	1-02179-0440	08-Dec-15	\$640,000	Coop	n/a
875 W 181 St #1M	1-02179-0001	04-Dec-15	\$635,000	Coop	n/a
116 Pinehurst Ave #E51	1-02179-0170	09-Dec-15	\$595,000	Coop	n/a
120 Bennett Ave #5K	1-02180-0192	15-Dec-15	\$540,000	Coop	n/a
116 Pinehurst Ave #H33	1-02179-0170	03-Dec-15	\$489,000	Coop	n/a
360 Cabrini Blvd #3H	1-02179-0489	01-Dec-15	\$439,000	Coop	n/a
120 Bennett Ave #3D	1-02180-0192	22-Dec-15	\$425,000	Coop	n/a
41-45 Overlook Ter #6G	1-02180-0057	07-Dec-15	\$423,000	Coop	n/a
31-37 Nagle Ave #2S	1-02171-0012	17-Dec-15	\$415,000	Coop	n/a
360 Cabrini Blvd #1C	1-02179-0489	21-Dec-15	\$345,000	Coop	n/a
4523 Broadway #8D	1-02180-0633	08-Dec-15	\$332,593	Coop	n/a
120 Cabrini Blvd #45	1-02179-0010	15-Dec-15	\$330,000	Coop	n/a
225-237 Bennett Ave #10	1-02180-0522	08-Dec-15	\$318,000	Coop	n/a
120 Bennett Ave #5N	1-02180-0192	23-Dec-15	\$275,000	Coop	n/a
120 Cabrini Blvd #125	1-02179-0010	16-Dec-15	\$270,000	Coop	n/a
143-153 Bennett Ave #1H	1-02180-0326	14-Dec-15	\$225,000	Coop	n/a
120 Bennett Ave #5B	1-02180-0192	03-Dec-15	\$210,000	Coop	n/a